

Senate Bill No. 1047

CHAPTER 175

An act to amend Section 799.1 of the Civil Code, relating to mobilehomes.

[Approved by Governor August 23, 2010. Filed with
Secretary of State August 23, 2010.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1047, Correa. Mobilehomes: nonprofit resident-owned mobilehome park.

The Mobilehome Residency Law governs the terms and conditions of tenancies in mobilehome parks and defines a mobilehome park for purposes of these provisions. The law also sets forth separate provisions that govern, and are only applicable to, the rights of a resident who has an ownership interest in a subdivision, cooperative, or condominium for mobilehomes or a resident-owned mobilehome park in which the resident's mobilehome is located or installed.

This bill would provide that specified provisions of the Mobilehome Residency Law govern the right of members of certain nonprofit mutual benefit corporations who are residents who have a rental agreement with the corporation.

The people of the State of California do enact as follows:

SECTION 1. Section 799.1 of the Civil Code is amended to read:

799.1. (a) Except as provided in subdivision (b), this article shall govern the rights of a resident who has an ownership interest in the subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park in which his or her mobilehome is located or installed. In a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, Articles 1 (commencing with Section 798) through Article 8 (commencing with Section 798.84) shall apply only to a resident who does not have an ownership interest in the subdivision, cooperative, or condominium for mobilehomes, or the resident-owned mobilehome park, in which his or her mobilehome is located or installed.

(b) Notwithstanding subdivision (a), in a mobilehome park owned and operated by a nonprofit mutual benefit corporation, established pursuant to Section 11010.8 of the Business and Professions Code, whose members consist of park residents where there is no recorded condominium plan, tract, parcel map, or declaration, Article 1 (commencing with Section 798) through Article 8 (commencing with Section 798.84) shall govern the rights

of members who are residents that have a rental agreement with the corporation.

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